



**EXTERIOR INFORMATION**

Type: 74 - Restaurant			
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	4
Foundation:	6 - Slab		
Frame:	2 - Steel		
Prime Wall:	21 - Conc. Block		
Sec Wall:	7 - Brick		5%
Roof Struct:	1 - Gable		
Roof Cover:	11 - Membrane		
Color:	BRICK		
View / Desir:			

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1985	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	6 - Ceramic Tile		50%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	4	Rating:	Good
A HBth:		Rating:	
OthrFix:	6	Rating:	Good

## OTHER FEATURES

Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	AG - Avg-Good	24.9%
Functional:		9%
Economic:		9%
Special:		9%
Override:		9%
	Total:	24.5%

## CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	0.88620692
Const Adj.:	1.00331438
Adj \$ / SQ:	93.360
Other Features:	42400
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1125378
Depreciation:	275717
Depreciated Total:	849660

## COMMENTS

	MENOTOMY GRILL & TAVERN, BUZZY'S BAZAAR.	2

**RESIDENTIAL GRID**

1st Res Grid		Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 0		BRs: 0		Baths:				HB 4				

## REMODELING

		Exterior:	
		Interior:	
4.	%	Additions:	
	%	Kitchen:	
	%	Baths:	
	%	Plumbing:	
	%	Electric:	
	%	Heating:	
5	%	General:	

## RES BREAKDOWN

[illegible]

### SKETCH

FFL 14

80

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	11,600	93.360	1,082,970	
Net Sketched Area:		11,600	Total:	1,082,970	
Size Ad	11600	Gross Area	11600	FinArea	11600

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
78						
78						
00						

**IMAGE**

**AssessPro** Patriot Properties, Inc







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GENERAL INFORMATION			
Grade: C - Average			
Year Bt:	1985	Eff Yr Bt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

## INTERIOR INFORMATION

MOBILE HOME Make:

Code	Description	A	Y/S	Qty
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More: N	Total Yard Items:	Total Special Features:	Total:
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OTHER FEATURES	
Kits: 1	Rating: Very Good
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

## CONDO INFORMATION

DEPRECIATION		
Phys Cond:	AG - Avg-Good	24.0%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
Total:		24.5%

## CALC SUMMARY

	Model:	
--	--------	--

MENOTOMY GRILL & TAVERN, BUZZY'S BAZAAR.	4
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1st Res Grid		Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 0		BRs: 0		Baths:		HB 4						

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

[illegible]

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	93.36	
Special Features:	0	Val/Su Net:	73.25	
Final Total:	849700	Val/Su SzAd	73.25	

	Serial #		Year:		Color:	
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pr Value	JCod JFact	Juris. Value
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FFL

14

80

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	11,600	93.360	1,082,978	
Net Sketched Area:		11,600	Total:	1,082,978	
Size Ad	11600	Gross Area	11600	FinArea	11600

[illegible]

**AssessPro** Patriot Properties, Inc





2023

**EXTERIOR INFORMATION**

Type: 88 - Health Club			
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	7 - Brick	40%	
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BEIGE		
View / Desir:			

## GENERAL INFORMATION

Grade:	B+ - Good (+)
Year Blt:	1950
Alt LUC:	
Jurisdicth:	
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	15		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	10	Rating:	Good

## OTHER FEATURES

Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	GV - Good-VG	26.0
Functional:		
Economic:		
Special:		
Override:		
	Total:	26.2

## CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	0.97006804
Const Adj.:	1.03020000
Adj \$ / SQ:	104.933
Other Features:	29116
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	943340
Depreciation:	247155
Depreciated Total:	696185

## COMMENTS

	ARLINGTON HEALTH & FITNESS, NEEDS INT	
	INSP.	6

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 0			BRs: 0			Baths:			HB		

## REMODELING

6. %	Exterior:
%	Interior:
%	Additions:
%	Kitchen:
%	Baths:
%	Plumbing:
%	Electric:
%	Heating:
2. %	General:

## RES BREAKDOWN

[illegible]

## COMPARABLE SALES

[illegible]

### SKETCH

FFL 9

## SUB AREA

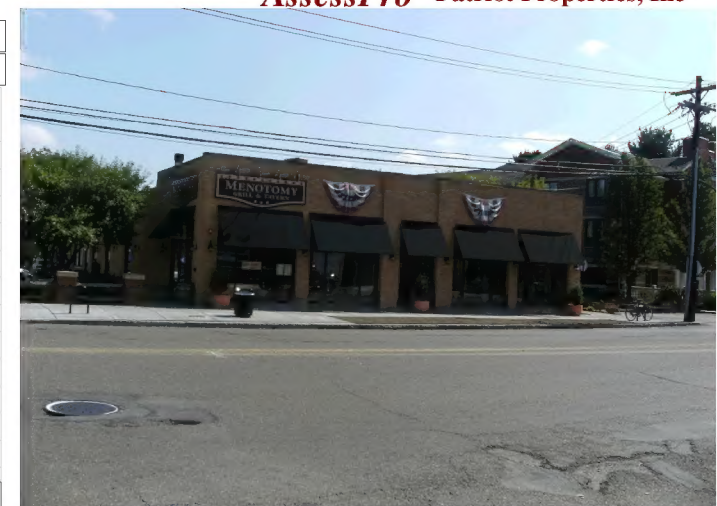
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	5,880	104.930	617,00
Net Sketched Area:		5,880	Total:	617,00
Size Ad	5880	Gross Area	5880	FinArea 588

### SUB AREA DETAIL

[illegible]

## IMAGE

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**EXTERIOR INFORMATION**

Type: 88 - Health Club			
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	7 - Brick	40%	
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BEIGE		
View / Desir:			

## GENERAL INFORMATION

Grade:	B+ - Good (+)
Year Blt:	1950
Alt LUC:	
Jurisdicth:	
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	15		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	10	Rating:	Good

## OTHER FEATURES

Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	GV - Good-VG	26.9
Functional:		
Economic:		
Special:		
Override:		
	Total:	26.2

## CALC SUMMARY

Basic \$ / SQ:	105.00
Size Adj.:	0.97006804
Const Adj.:	1.03020000
Adj \$ / SQ:	104.933
Other Features:	29116
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	943340
Depreciation:	247155
Depreciated Total:	696185

## COMMENTS

	ARLINGTON HEALTH & FITNESS, NEEDS INT	8
	INSP.	

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0			BRs: 0			Baths:			HB		

## REMODELING

		Exterior:	
		Interior:	
		Additions:	
6.	%	Kitchen:	
	%	Baths:	
	%	Plumbing:	
	%	Electric:	
	%	Heating:	
2	%	General:	

## RES BREAKDOWN

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	153.20	
Special Features:	0	Val/Su Net:	118.40	
Final Total:	696200	Val/Su SzAd	118.40	

### SKETCH

FFL 9

## SUB AREA

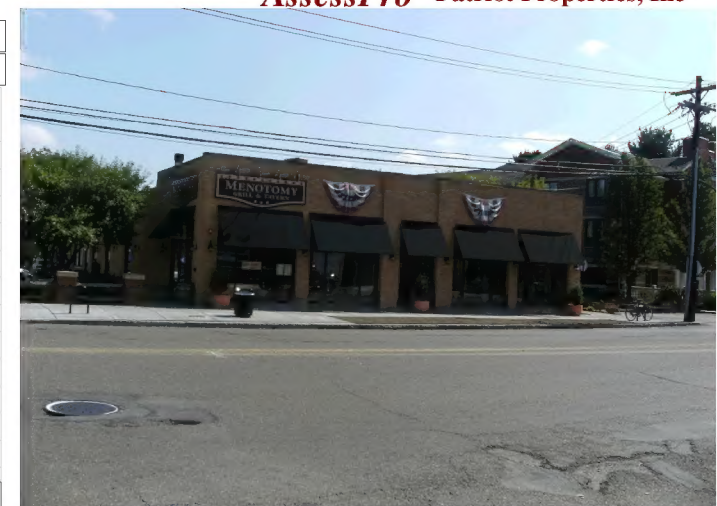
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	5,880	104.930	617,00
Net Sketched Area:		5,880	Total:	617,00
Size Ad	5880	Gross Area	5880	FinArea 588

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
07						
07						
80						

## IMAGE

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Type: 78 - Store				
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:		4
Foundation:	6 - Slab			
Frame:	2 - Steel			
Prime Wall:	6 - Stucco			
Sec Wall:				%
Roof Struct:	4 - Flat			
Roof Cover:	11 - Membrane			
Color:				
View / Desir:				

## GENERAL INFORMATION

Grade:	B+ - Good (+)
Year Blt:	1995
Alt LUC:	
Jurisdic	G14
Const Mod:	
Lump Sum Adj:	

## INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%

Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	1	- Forced H/Air	
# Heat Sys:	100		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

## OTHER FEATURES

Kits:		Rating:
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

### CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	VG - Very Good	13.0
Functional:		
Economic:		
Special:		
Override:		
	Total:	13.4

## CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	0.90697479
Const Adj.:	1.01989794
Adj \$ / SQ:	92.502
Other Features:	22722
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1303376
Depreciation:	174652
Depreciated Total:	1128724

## COMMENTS

	ADDED PARCEL 23-5-9B @ OWNERS REQUEST	10
	(3352SFT). CVS.	

## RESIDENTIAL GRID

1st Res Grid										Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O									
Other																					
Upper																					
Lvl 2																					
Lvl 1																					
Lower																					
Totals	RMs: 0				BRs: 0				Baths:				HB: 2								

## REMODELING

		Exterior:	
		Interior:	
		Additions:	
3.	%	Kitchen:	
	%	Baths:	
	%	Plumbing:	
	%	Electric:	
	%	Heating:	
4	%	General:	

## RES BREAKDOWN

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	135.05	
Special Features:	0	Val/Su Net:	116.70	
Final Total:	1128700	Val/Su SzAd	120.74	

### SKETCH

63

12 EN

FFL

10

66

12 EN

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	9,348	92.500	864,71
ENT	ENTRY	180	15.710	2,82
ENT	ENTRY	144	17.110	2,46
<b>Net Sketched Area:</b>		<b>9,672</b>	<b>Total:</b>	<b>870,00</b>
Size Ad	9348	Gross Area	9672	FinArea 934

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
10						
27						
64						
01						
48						

## IMAGE

**AssessPro** Patriot Properties, Inc







test PDF Combine only

Type: 78 - Store				
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:		4
Foundation:	6 - Slab			
Frame:	2 - Steel			
Prime Wall:	6 - Stucco			
Sec Wall:				%
Roof Struct:	4 - Flat			
Roof Cover:	11 - Membrane			
Color:				
View / Desir:				

## GENERAL INFORMATION

Grade:	B+ - Good (+)	
Year Blt:	1995	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic	G14	Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	14		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	100		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	100

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

[illegible]

## BATH FEATURES

Full Bath:		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

## OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

### CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

## DEPRECIATION

Phys Cond:	VG - Very Good	13.0%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
Total:		13.4%

## CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	0.90697479
Const Adj.:	1.01989794
Adj \$ / SQ:	92.502
Other Features:	22722
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1303376
Depreciation:	174652
Depreciated Total:	1128724

## COMMENTS

	ADDED PARCEL 23-5-9B @ OWNERS REQUEST	12
	(3352SFT). CVS.	

## RESIDENTIAL GRID

1st Res Grid										Desc: Line 1										# Units	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O									
Other																					
Upper																					
Lvl 2																					
Lvl 1																					
Lower																					
Totals	RMs: 0				BRs: 0				Baths:				HB 2								

## REMODELING

		Exterior:	
		Interior:	
		Additions:	
3.	%	Kitchen:	
	%	Baths:	
	%	Plumbing:	
	%	Electric:	
	%	Heating:	
4	%	General:	

## RES BREAKDOWN

[illegible]

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	135.05	
Special Features:	0	Val/Su Net:	116.70	
Final Total:	1128700	Val/Su SzAd	120.74	

## SKETCH

63

12 EN

FFL

10

66

12 EN

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	9,348	92.500	864,71	
ENT	ENTRY	180	15.710	2,82	
ENT	ENTRY	144	17.110	2,46	
Net Sketched Area:		9,672	Total:	870,00	
Size Ad	9348	Gross Area	9672	FinArea	934

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
10						
27						
64						
01						
48						

## IMAGE

